

CITY OF OELWEIN

Office of

BUILDING AND ZONING INSPECTOR

NOTICE TO INTERESTED PROPERTY OWNERS

BOARD OF ADJUSTMENT

Refer to Appeal No. 23-Z-01

Date 12/20/2022

Dear Property Owner:

An application for an appeal from the City of Oelwein Zoning Ordinance has been filed with the Board of Adjustment by Michael Lewis. The property is situated in the C-1 Central Business District Zoning district and is located at 215 E. Charles. The request, if approved, would authorize conversion of a hair salon to an apartment to convert entire property to a multi-family dwelling.

The Zoning Administrator was required, under the provision of the Zoning Ordinance, to deny the request because it requires a special exception. 206.3.Special exception uses and structures. 1.Multi-family dwellings/apartments.

However, the Board of Adjustment, under certain conditions and safeguards, may have the authority to grant the request. A public hearing will be held by the Board of Adjustment on January 26, 2023 at 5:30 P.M. in/at Oelwein City Council Chamber, at which time you may submit your views on the matter in person, by writing, or by representative.

If you know of any interested property owner who, for any reason, has not received a copy of this letter, it would be greatly appreciated if you would inform them of the time and place of the hearing.

BOARD OF ADJUSTMENT

BY _____
David Kral, Secretary

APPEAL TO BOARD OF ADJUSTMENT
CITY OF OELWEIN

APPLICANT Michael Lewis
ADDRESS 215 E. Charles
LOT DESCRIPTION _____

ZONE C-1 Central Business District

DATE 12/20/2022
FILING FEE \$ \$75 PAID

LETTER STATING NATURE OF APPEAL ATTACHED
1/16/2023 DATE REFERRED TO PLANNING COMMISSION

ADMINISTRATIVE OFFICER'S REVIEW ATTACHED

SHOW LOT DIMENSIONS

LOCATION AND SIZE
OF BUILDING

ADJOINING PROPERTY OWNERS NAMES AND ADDRESSES

DATE OF HEARING January 26, 2023

DATE PLAN COMMISSION'S
RECOMMENDATION RECEIVED
January 17, 2023 ATTACHED _____

RISE, Ltd, 106 Rainbow Drive, Elkader, IA 52043

Reed, Steve & Reed, Dennis & Reed, Ron Trust & Medina, Gail Trust
218 E Charles St., Oelwein, IA 50662

DATE OF PUBLICATION NOTICE
January 20, 2023

Nguyen, C.D.H. Properties, LLC, c/o Dana Properties, LLC
1019 23rd St., West Des Moines, IA 50266

Hurley, Jayme R. & Hurley, James M., 2036 Wapsi Access Blvd
Independence, IA 50644

REMARKS:

Performance Rehab 2, LLC, 204 E Charles, Oelwein, IA 50662

Ritter, Jason R., 125 Front St., Westgate, IA 50681

Peyton, Jessica, 14 3rd Ave NE, Oelwein, IA 50662

BuildingAdmin

From: mike lewis <lewygolf@hotmail.com>
Sent: Friday, December 16, 2022 10:35 AM
To: BuildingAdmin
Subject: 215 East Charles, Oelwein, IA

Importance: High

To whom it may concern:

This email is sent to request a special exception for 215 East Charles Street, Oelwein, IA 50662. The current main level is a hair salon and my intention is to renovate it into a 1- or 2-bedroom apartment, multi-family housing.
Multi-family Dwelling within C-2 Commercial District

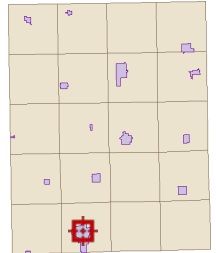
Thank you for the consideration for this special exception on this project.

Michael J Lewis
1511B Outer Road
Oelwein, IA 50662
563-422-0377




215 E Charles



Overview



Legend

-  Corporate Limits
-  Parcels
- Major Highways**
-  County Highway
-  Federal Highway
-  State Highway
-  Roads

Parcel ID	1821262005	Alternate ID	n/a	Owner Address	Cardin Management Trust
Sec/Twp/Rng	21-91-9	Class	C		Rabroker, Toni Lynn as Trustee
Property Address	215 E. CHARLES	Acreage	n/a		2409 Vista Glen Lane
	OELWEIN				Carrollton, TX 75007
District	OELWEIN OELWEIN INC				
Brief Tax Description	LOT 7 BLK 2				
	PAIGNS 2ND ADD				
	(Note: Not to be used on legal documents)				

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